

**1314 LAKE FRASER Green #1314, Calgary T2J 7H6**

MLS® #: **A2182992** Area: **Lake Bonavista** Listing Date: **12/13/24** List Price: **\$355,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2002**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
 Abv Sqft: **741**  
 Low Sqft:  
 Ttl Sqft: **741**

**Heated Garage, Parkade, Titled, Underground**

DOM

**8**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Barbecue, BBQ gas line**

Construction: **Stone, Stucco, Wood Frame**  
 Flooring: **Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 9`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 6`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 12`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`7" x 3`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>13`5" x 7`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$449

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0213842

Remarks

Pub Rmks: **Welcome to the prestigious community of Lake Bonavista. Situated in the gated community of Bonavista II, this beautiful 3rd floor, 1 bed, 1 bath home boasts over 740 sqft of extensively renovated living space, 9' ceilings, in-floor heating, unimpeded west facing views, gas fireplace, walk-through his/her closets, and gas hook up for BBQ. Recent upgrades include brand new Luxury Vinyl Plank, complete interior paint, and new light fixtures. Previous upgrades include SS appliances, new tile floors, granite counter tops, and new baseboards. This unit also comes with a Titled heated underground parking stall, and large assigned storage unit adjacent to the parking stall. Building amenities include a wash bay in the heated underground parkade, fitness centre, theatre/tv room, guest suites, and a clubhouse equipped with pool table, dart board, library, kitchen and gas fireplace, an exterior patio with barbeque, and a park like courtyard & grounds to enjoy. The corporation's Social Committee hosts a variety of games, cards and movie nights throughout the week and residents are welcome to utilize these facilities at their leisure. Just steps away is the Avenida Shopping Plazas, Canyon Meadows Theatre, GoodLife Fitness, the upscale Lake House restaurant, Lake Bonavista Plaza, South Centre Mall, Fish Creek Park, cycling/walking paths, and a transit station located right outside the building that connects you to the LRT (Anderson or Canyon Meadows/Fish Creek). Book your showing today!**

Inclusions: **BBQ, Hood Fan**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









